
Minutes
Workshop Meeting
January 12, 2016

Present: Mayor Kenneth F. Neilson, Council Members Troy Belliston, Kolene Granger, Garth Nisson, Thad Seegmiller, Jeff Turek, City Manager Roger Carter, City Attorney Jeff Starkey, Deputy Recorder Tara Pentz, Public Works Director Mike Shaw, Community Development Director Drew Ellerman, Police Chief Jim Keith, Leisure Services Director Barry Blake, Administrative Services Manager Kimberly Ruesch, Golf Pro Nick Neeley

Meeting commenced at 6:02 P.M.

1. Approval of the Agenda.

Council Member Seegmiller made a motion to approve the agenda. Council Member Nisson seconded the motion; which passed with the following roll call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Granger</i>	<i>Aye</i>
<i>Council Member Nisson</i>	<i>Aye</i>
<i>Council Member Seegmiller</i>	<i>Aye</i>
<i>Council Member Turek</i>	<i>Aye</i>

2. Review of the board audit report.

Administrative Services Manager Kimberly Ruesch reviewed the Board Audit Report with Council.

3. Discussion and review of a MOU agreement between The Groves LLC and Washington City for Storm Drain Impact Fee Credits for Stucki Farms. Mike Shaw, Public Works Director

Public Works Director Mike Shaw reviewed the Storm Drain Impact Fee Credit MOU Agreement with Council. The agreement explains at which points during the development the credits are giving.

4. Discussion on the promotion of Dixie State University. Kolene Granger, Council Member

Council Member Granger stated she is on a committee, which has members from each area of the County. The purpose of this committee is to support the University. She would like to know if there is any interest by Council to give support.

City Manager Carter commented he is definitely in favor of giving support to the University. Washington City has shown interest in having classes, and events in Washington, which have unfortunately not worked out. However, he feels there would be benefits to the community if we could find some way show support.

Council Member Turek stated he has a hard time supporting the University at this time, since they seem to know who they are. They have pulled themselves out of the community, and keep changing the name without input. It is going to be difficult to reinsert themselves at this point. He certainly does not have a problem supporting them, if they can once get to a point to show they have something to support.

Council Member Seegmiller commented he would like to see the University participate in some of the Washington City events. It would give connection to the community. They are going to have to come up with a better name than just a character. They need to be involved with the communities, and determine what would be best for this area. They are never going to completely heal the wounds inflicted when the Rebels was taken away. They are going to have to start reaching into the community.

Council Member Belliston stated there are several adult education classes. If it is possible to hold some of those classes at the Community Center, it would definitely be a way to include our area.

City Attorney Jeff Starkey noted they have always had a member of the St. George City Council as well as their Mayor on the Board of Trustees. It would be nice gesture for them to include an elected official from Washington City.

Mayor Kenneth Neilson stated President Williams is trying very hard to bring the University back into the community. There should be some ways to make this work on both sides.

5. Discussion of proposed guidelines for a Power Board. Kelly Carlson, Power Department Director

City Manager Roger Carter reviewed the concept of the proposed Power Board.

Council Member Seegmiller stated he feels like this is an area where we need more than just a common citizen, or a longer term. It takes a very long time to understand what takes place in the power industry.

City Manager Carter stated most power boards are comprised of citizens. However, if we can find some expertise who does not dominate the entire board it would be helpful. There are some individuals within the community who have been involved with our system, who could help speed the learning curve.

Council Member Seegmiller asked how frequently they would meet and what types of issues they would discuss.

City Manager Carter explained what would be included with the power board. This would include attendance at the UAMPS Meetings. Hopefully, this board would help to legitimize the decisions being made.

Council Member Seegmiller stated he would not want this board to create more distance between Council and the power department.

City Manager Carter stated Council will be given information by the board, and they should definitely be able to understand it.

Council Member Belliston commented he likes the idea of having individuals from the community on the board. They can tell their neighbors they have access to power information, and it will give those concerned residents someone in the community to talk with.

City Manager Carter stated this item will be before Council tomorrow for a vote. Once this is done, Council could submit names to the Mayor of who they think would be valuable on the board.

Council Member Seegmiller would suggest having 7 individuals on the board with a quorum of 5. He feels a quorum of 3 is not enough.

City Manager Carter stated this could be changed in the document.

City Attorney Starkey clarified the document would indicate 7 members to the board along with one appointed non-voting Council Member. The number for a quorum would be 5.

6. Discussion and review of distance requirements for public noticing. Drew Ellerman, Community Development Director

Community Development Director Drew Ellerman reviewed the noticing requires of Washington City, which are identical to those of the State of Utah. He reviewed three different proposals for Council consideration.

Council Member Granger suggested noticing a larger area if the development has more lots.

Council Member Belliston commented we should show we are noticing above what State Law requires.

Council Member Turek stated we what to show our citizens we are trying to address their concerns. Staff can do this by noticing over the minimum requirements.

Community Development Director Ellerman explained which types of land use items require noticing.

Council Member Turek commented 400 feet noticing would be sufficient, with the additional note setting a minimum number of notices.

Council Member Belliston stated he does not feel 15 notices would be sufficient for a zone change.

Council Member Seegmiller commented he feels 300 feet notification would be enough if we have a minimum number of 30 notifications have to be sent for surrounding properties.

Council discussed the number of minimum notifications they felt would be appropriate.

Council Member Turek recommended the minimum number of notifications be 30.

Council Member Seegmiller stated 30 notices would address the concerns being brought before Council.

7. Discussion of the proposed changes to the Master Fee Schedule. Danice Bulloch, City Recorder

Golf Pro Nick Neely reviewed the proposed fee changes to the Golf Courses.

Council Member Turek asked if golfer shop rate.

Golf Pro Neely stated they absolutely shop for the best rates in the area. If the course is the highest price in the area, there will be a significant loss of golfers.

Council Member stated her friends who golf have said the rates are too high and they avoid playing on Green Spring.

Golf Pro Neely explained the drop in fees will help get golfers back out to Green Springs. He reviewed the price changes with Council.

Council Member Belliston asked if the mandatory cart rental could be waived for Washington City residents.

Golf Pro Neely stated he is not certain how they would set up an exemption.

Council Member Seegmiller commented we want to get the rate down low enough that we have as many of those carts out on the course as possible.

Golf Pro Neely reviewed the golf sales from 2014 to 2015. With the increased rates in 2015, the use of the golf course dropped significantly.

Council Member Seegmiller stated the cart rentals are the metric that we should track. We need to make sure those carts are as busy as possible.

Council Member Belliston stated he can appreciate the need for golf carts. However, he does not know if it needs to be required, as about 95% of the individuals will rent a cart regardless.

Golf Pro Neely stated we are trying to make it the same for everyone. In addition, if we have season pass holders, if they rent a cart, we can make up a small amount of the loss in fees. Otherwise, they golf so frequently, they are getting their golfing for around \$4 to \$5 dollars a round.

Mayor Kenneth Neilson stated we have some of the best greens in the State. However, we need to give the Golf Course the opportunity to lower the rates, and see if we can make Green Spring Golf Course successful.

Council Member Granger asked how we would get the fee changes out.

Golf Pro Neely stated they will have some radio spots, and their other Golf Pro will get the fees out on the internet.

Leisure Services Director Barry Blake stated word of mouth will go farther than you think.

Council Member Seegmiller commented he feels they could go even lower, but we can start here and see how many carts get out on the course.

Recreation Manager Kole Staheli reviewed the changes and additions to the Sports, Parks and Cemetery.

Community Development Director Drew Ellerman reviewed his additions to the Planning and Zoning fee schedule.

Council discussed labeling a PUD Commercial Zone designation.

Community Development Director Ellerman explained we do have a PUD Commercial Zone, with guidelines specifically for the commercial PUD as opposed to the residential.

8. Review of request to be appointed to the Planning Commission. Kenneth Neilson, Mayor

Mayor Neilson stated he is not prepared to make a recommendation at this point. He would ask the Council to review the applications, and contact him with their recommendation.

9. CLOSED SESSION

A. The character or professional competence of an individual.

Council Member Turek made a motion to move into Closed Session to discuss the character or professional competence of an individual. Council Member Seegmiller second the motion; which passed with the following roll call vote:

Council Member Belliston Aye
Council Member Granger Aye
Council Member Nisson Aye
Council Member Seegmiller Aye
Council Member Turek Aye

The Council moved into Closed Session at 8:51 P.M.

The Council adjourned the Closed Session and returned to the Regular Meeting at 9:15 P.M.

10. Adjournment

Mayor Neilson adjourned the Regular Meeting at 9:15 P.M.

Passed and approved this 27th day of January, 2016.


Attest by:



Danice B. Bulloch, CMC
City Recorder



Washington City


Kenneth F. Neilson, Mayor

